

CHAPTER 8. ZONING USE DISTRICTS

PART 1. ESTABLISHMENT OF DISTRICTS AND ALLOWABLE USES

8.1.1. Districts Established

In order to carry out the purposes of this Ordinance and to allow a variety of uses in different districts which are appropriate to the character of the individual district, the City shall be divided into the following zoning districts, the boundaries of which shall be shown on the Official Map of Zoning Districts.

- (1) A-O Agricultural-Open District
- (2) R-1E Residential Estate District
- (3) R-1L Large Lot Residential District
- (4) R-1M Medium Lot Residential District
- (5) R-1S Small Lot Residential District
- (6) R-2 Two Family Residential District
- (7) R-3 Multi-Family Residential District
- (8) R-O Residential/Office Mixed District
- (9) O Office District
- (10) C-1 Light Commercial District
- (11) C-2 General Commercial District
- (12) C-3 Heavy Commercial District
- (13) CBD Central Business District
- (14) M-1 Medical
- (15) I-1 Light Industrial District
- (16) I-2 Heavy Industrial District

8.1.2. Relationship to Overlay Districts

Lands within the City also may be classified into one of the “overlay districts” set forth in Chapter 9 of this Ordinance. Where the property is classified in an overlay district as well as zoning district, then the regulations governing development in the overlay district shall apply in addition to the regulations governing development in the underlying district. In the event of an express conflict between the standards set forth in this Chapter and the standards set forth in Chapter 9, the standards in Chapter 9 shall control.

8.1.3. Allowable Uses, Conditional Uses and Prohibition of Uses not Expressly Listed

No use shall be established in any zoning district unless it is expressly designated by this Ordinance as a “permitted use,” “conditional use,” or “temporary use” or is allowable as a “permitted use” or “conditional use” in a “flex space development” in the district in which the use is to be located. The range of uses allowed as “permitted uses” and “conditional uses” in each zoning district is summarized in Table

8.1.3. In the event of a conflict between Table 8.1.3 and the test of this Ordinance, the text shall control.

8.1.4. Annexed Lands

The zoning district designation for areas added to the City’s jurisdiction through annexation beyond the City’s existing jurisdiction shall be determined as follows:

- (1) If the property annexed is not subject to any zoning regulations, the property shall not be subject to any use restrictions imposed by this Ordinance until such time as the City has properly zoned the property at which time all restrictions and regulations contained in this Ordinance shall apply. Prior to such zoning becoming effective, all other regulations contained in this Ordinance other than use restrictions shall apply.
- (2) If the property annexed is subject to zoning regulations, the property shall be designated by the City Council after recommendation by the Planning Committee, as the Tupelo Zoning District most closely resembling its classification at the time of annexation. All regulations of this Ordinance for said zoning classification shall apply to this annexed property immediately upon said annexation and zoning district designation by the City Council.

TABLE 8.1.3
LIST OF PERMITTED AND CONDITIONAL USES
BY ZONING DISTRICT

NAICS #	USES	ZONING DISTRICTS ALLOWED		
		PERMITTED	CONDITIONAL	
			MINOR	MAJOR
N/A	Adult Entertainment	I1		
441229	Aircraft Sales & Service	I1		
481	Airport	I1		AO, C3
711	Amusement Establishments	C2, C3		
54194	Animal Hospitals	C2, C3		
81291	Animal Shelter	C2, C3, I1, I2		AO, R1E
92811	Armory	C3	C2	
3273/ 3241	Asphalt & Concrete Plants		I1, I2, AO	C3
8111	Automobile Service Station & Repair	C2, C3		I1, I2
721191	Bed & Breakfast			RO, All R Districts
N/A	Brown Bag Establishments			C3
4441	Building Materials & Supply			
4441	a. without outside storage	C2, C3		
4441	b. with outside storage	C3	C2	
5614	Business Service Establishments	C2	C3, I1	
811192	Car Washes	C2, C3	C1	
N/A	Caretaker's Residence		C1, C2, C3, I1, I2	
45299	Catalog Sales, Showroom & Display	C2		
81222	Cemetery & Mausoleum			AO, R1E, R1L, R2, R1M, R3, C3
8131	Churches	AO, R2, R3	R1E, R1L, R1M, R1S, RO, C1, C2, C3	
56221	Class II Rubbish Site			I2
6214	Clinic	O, C1, C2, CBD, M1		C3
813	Clubs & Lodges (Civic & Fraternal)	C2	C3	
53112	Coliseum & Stadiums			All Districts
N/A	Contractor Shop	C3, I1	C2	AO
4471	Convenience Store	C1, C2, C3		I1, I2
53112	Convention Centers	C2, C3		
71391	Country Club	AO	All R Districts	
81222	Crematory		RO, C1, C2, C3	AO, R1E, R1L, R1M, R2, R3
6244	Day Care Center	C1, C2	R3, M1, I1	R2, RO, C3
6244	Day Care Homes, Large	C1, C2	AO, R3, RO, O, C3, M1	R1E, R1L, R1M, R1S, R2, I1
6244	Day Care Homes, Small	All Districts		

<u>NAICS #</u>	<u>USES</u>	<u>ZONING DISTRICTS ALLOWED</u>		
		<u>PERMITTED</u>	<u>CONDITIONAL</u>	
			<u>MINOR</u>	<u>MAJOR</u>
N/A	Detached Dwelling	All R Districts, AO RO		I1
92214	Detention Center		C2, C3, I1	
81291	Dog Kennel		AO, R1E, C2, C3	
4461	Drug Store	C1,C2, M1		
N/A	Duplex Dwelling	R2,R3		RIM
11	Farms	AO, R1E, I1, I2		
52	Financial Establishments	O, C1, C2	R-O, C3	
45331	Flea Market Indoor	C2		
45331	Flea Market Outdoor		C2, C3	
	Flex Space Development	C3, I1, CGO, CBD		C2
113	Forestry	AO, R1E		
81221	Funeral Home		RO, C1, C2, C3	
422	Furniture Sales and Showroom	I1, C3		
N/A	Garage Apartment	AO		R1E, R1L, R1M
71391	Golf Courses	AO	R1E, R1L, R1M, R1S, R2, R3	
71391	Golf Driving Range	C2, C3		AO, R1E
6232	Group Home	C2, C3	R1E, R3, C1, M1, R1M, R2	
721199	Guest Houses	C2		RO
N/A	Home Businesses		RO, O, CBD, C1, C2, C3, I1, I2, M1	AO, R1E, R1L, R1M, R1S, R2, R3
N/A	Home Occupations	All Districts		
622	Hospitals	C2, C3, M1		
72111	Hotels & Motels	C2, C3	M1	
42114	Junkyard			I2
6215	Laboratory, Medical & Dental	C2, C3, M1	I1	
6215	Laboratory, Research	C3, I1, I2	C2, M1	
51412	Library	C1, C2	RO	
623	Life Care Community		R3, C2, C3, M1	R1M, R1S, R2,
44419	Lumberyard-no millwork	C3	C2	
321	Lumberyard & millwork	I2	C3, I1	
33271	Machine Shop	I2	I1, C3	
N/A	Manufactured Building used for storage purposes	AO, R1E, R1L, R1M, R1S, R2, R3, C1, C2, C3, I1, I2, RO, M1		
N/A	Manufactured Building occupied for non-residential use			AO, R3, C1,C2, C3, I1, I2, M1
N/A	Manufactured Home Subdivision			R1E, R3
31	Manufacturing, Heavy	I2		
31	Manufacturing, Light			
31	a. up to 20,000 square feet	C3, I1, I2		
31	b. over 20,000 square feet	I1, I2		C3
53113	Mini Warehouses	C3, I1		C2
N/A	Mobile Home Parks			R3
48421	Moving Service	C3, I1, I2		
71211	Museum	C2	RO	

NAICS #	USES	ZONING DISTRICTS ALLOWED		
		PERMITTED	CONDITIONAL	
			MINOR	MAJOR
N/A	Multi-family dwellings			
N/A	a. up to 12 dwelling units per acre	R3		RO, C2
N/A	b. over 12 dwelling units per acre			R3, C2
5111	Newspaper Publishing, Printing & Distribution	I1, I2	C3	
7224	Nightclubs, Bars	C2, C3		
6231	Nursing Homes	M1	R3	C2, C3
6211 6212 6213	Offices Medical	RO, O, C1, C2, M1		
N/A	Offices, other than medical	RO, O, C1, C2		M1
81293	Parking Garages	O, C2, C3, M1	RO	
81293	Parking Lots on Separate Lots	R3, O, C1, C2, C3, M1, I1, I2	R1L, R1M, R1S, RO, R2	
71311 92412 7121	Parks	AO, R1E, R1L, R1M, R1S, R2, R3, RO, O, C1, C2, C3, M1	I1, I2	
6233	Personal Care Homes	C1, C2, C3, M1	R1E, R1L, R1M, R1S, R2, R3, RO	
54 / 8114	Personal Service Establishment	RO, O, C1, C2	C3	M1
4442	Plant Nursery & Greenhouse	C2, C3		
49111	Post Offices	O, C1, C2, C3		
323	Printing Establishments up to 50,000 square feet	C2, C3		
42145	Prosthesis & Medical Supplies	M1, C2		
922	Public Safety Stations	All Districts		
221	Public Utility Facilities			All Districts
711212	Race Track			AO, C3
5131	Radio & TV Broadcasting Studio	C2, C3		AO
482	Railroad Stations & Yards		C3, I1, I2	
71394	Recreation Centers	AO, R1E, R1L, R1M, R1S, R2, R3, RO, C2, C3, M1		
5621	Recycling Drop-off Stations		R1E, R1L, R1M, R1S, R2, R3, RO, O, C1, C2, C3, I1, I2	
42193	Recycling & Salvage Operations		C3, I1, I2	
622	Rehabilitation Center	C2, C3, M1		
N/A	Residential over Commercial		CBD	
21	Resource Extractions			All Districts
722	Restaurants	C2, C3		RO, C1, M1
44 –45	Retail Stores			
44 –45	a. up to 20,000 square feet	C1, C2		RO
44 –45	b. over 20,000 square feet	C2		
N/A	Satellite Dish Antennas	All Districts		

NAICS #	USES	ZONING DISTRICTS ALLOWED		
		PERMITTED	CONDITIONAL	
			MINOR	MAJOR
61	School	C2, C3	R1E, R1L, R1M, R2, R3, RO, R1S, CBD	
71399	Shooting Range, Indoor	C2		
71399	Shooting Range, Outdoor			AO, R1E
N/A	Signs	All Districts		
811111	Small Engine Repair		C2, C3	
N/A	Swimming Pools	All Districts		
N/A	Telecommunication Towers		I1, I2	AO, R1E, C2, C3
326212	Tire Recapping	I1, I2	C3	
56192	Trade Markets & Shows	C3, I1, I2		R1L, R1M, C2
6115	Trade School	C3, I1, I2	C2	
48	Transportation Facility		C2, C3	
484	Trucking Company	C3, I1, I2		
4412	Truck, Heavy Equipment, Farm Implement, Boats, Motorcycle & Mobile/Manufactured Home Sales & Service	C2, C3	I1, I2	
5321	Vehicle Sales & Rental	C2, C3		
49	Warehousing & Distribution			
49	a. up to 50,000 sq. ft. - non-hazardous materials	C3, I1, I2		
49	b. all other	I1, I2		C3
42	Wholesale & Jobbing			
42	a. up to 50,000 sq. ft. - non-hazardous materials	C3, I1, I2		
42	b. all other	I1, I2		C3
321	Woodworking & Cabinet Shops	I1, I2, C3		

PART 2. A-O AGRICULTURAL OPEN DISTRICT

8.2.1. Purpose and Intent

The objective of this district is to preserve land areas suitable for eventual urbanization when the need and availability of community facilities warrant its development and to govern development of undesirable lands such as floodplains. The types of uses, area and intensity of development permitted in this district are designed to protect agricultural and open space uses until urbanization is warranted and appropriate changes and districts can be made.

8.2.2. Permitted Uses

The following uses shall be established as permitted uses in the A-O District, in accordance with

the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Churches
- (2) Country Club
- (3) Detached Dwelling
- (4) Day Care Homes, Small
- (5) Farms
- (6) Forestry
- (7) Garage Apartment
- (8) Golf Courses
- (9) Parks
- (10) Public Safety Stations
- (11) Recreation Centers
- (12) Satellite Dish Antennas
- (13) Signs
- (14) Swimming Pools

8.2.3. Minor Conditional Uses

The Director of the Planning and Development Department may establish the following uses as minor conditional uses in the A-O District, subject to approval in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Asphalt and Concrete Plants
- (2) Day Care Homes, Large
- (3) Dog Kennels
- (4) Manufactured Building used for Non-Residential Purposes

8.2.4. Major Conditional Uses

The following uses may be established as major conditional uses in the A-O District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Airport
- (2) Animal Shelter
- (3) Cemeteries and Mausoleum
- (4) Crematories
- (5) Coliseums & Stadiums
- (6) Contractor Shop
- (7) Golf Driving Range
- (8) Home Businesses
- (9) Public Utility Facility
- (10) Race Track
- (11) Radio and TV Broadcasting Studio
- (12) Resource Extraction
- (13) Shooting Range, Outdoor
- (14) Telecommunications Towers

8.2.5. Development Standards of General Applicability

All uses and structures in the A-O District shall meet the following development standards, except as otherwise provided by this Ordinance:

- (1) Minimum Lot Area – 2 acres
- (2) Minimum Lot Width – 150 ft.
- (3) Minimum Front Yard – 50ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 25 ft.
- (5) Minimum Rear yard - 50 ft.
- (6) Maximum Building Height - 35 ft.

- (7) Maximum Lot Coverage - 25%

PART 3. R-1E RESIDENTIAL ESTATE DISTRICT

8.3.1. Purpose and Intent

The R-1E District is established to accommodate large, “estate” size lots located in the more sparsely developed areas of the city where existing services and utilities, in particular, sewer, will not accommodate a higher density.

8.3.2. Permitted Uses

The following uses may be established as permitted uses in the R-1E District in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Detached Dwellings
- (2) Day Care Homes, Small
- (3) Farms
- (4) Forestry
- (5) Home Occupations
- (6) Manufactured building used for storage purposes
- (7) Parks
- (8) Public Safety Stations
- (9) Recreation Centers
- (10) Satellite Dish Antennas
- (11) Signs
- (12) Swimming Pools

8.3.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-1E District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Country Club
- (3) Dog Kennel
- (4) Golf Courses
- (5) Group Homes
- (6) Manufactured Building used for Non-Residential Purposes
- (7) Personal Care Homes
- (8) Recycling Drop Off Stations
- (9) Schools

8.3.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-1E District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Animal Shelter

- (2) Bed and breakfast
- (3) Cemeteries and Mausoleum
- (4) Coliseums & Stadiums
- (5) Crematories
- (6) Day Care Homes, Large
- (7) Garage Apartment
- (8) Golf Driving Range
- (9) Home Businesses
- (10) Manufactured Home Subdivisions (see 8.3.6)
- (11) Public Utility Facilities
- (12) Resource Extraction
- (13) Shooting Range, Outdoor
- (14) Telecommunication Towers

8.3.5. Development Standards of General Applicability

All uses and structures in the R-1E District shall meet the following development standards, except as otherwise provided by this Ordinance:

- (1) Minimum Lot Area - 1 acre.
- (2) Minimum Lot Width - 125 ft.
- (3) Minimum Front Yard - 50 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 25 ft.
- (5) Minimum Rear yard - 50 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 25%

8.3.6. Development Standards for Manufactured Home Subdivisions

Manufactured Homes may only be placed in Manufactured Home Subdivisions approved in accordance with the terms of this Ordinance. Approvals required include Major Conditional Use approval, Site Plan approval and Subdivision approval. Development standards shall be as follows:

- (1) Minimum Subdivision size - 5 acres.
- (2) Minimum Lot Area - 10,000 sq. ft. per home.
- (3) Minimum Lot Width - 100 ft. per home.
- (4) Minimum Yards and Maximum Building Height and Lot Coverage - as per Section 8.8.5 above.
- (5) Building design shall conform to the standards of Section 13.1.2(4).

- (6) Landscaping of each manufactured home subdivision shall be in accordance with Chapter 13, Part 2.

PART 4. R-1L LARGE LOT RESIDENTIAL DISTRICT

8.4.1. Purpose and Intent

The R-1L Large Lot Residential District is established as a district in which the principal use of land is for single-family dwellings. The regulations this district are intended to discourage any use which, because of its character, would substantially interfere with the development of single family dwellings in the district and which would be detrimental to the quiet residential nature of the areas included in this district.

8.4.2. Permitted Uses

The following uses may be established as permitted uses in the R-1L District in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Day Care Homes, Small
- (2) Detached Dwellings
- (3) Home Occupations
- (4) Manufactured building used for storage purposes
- (5) Parks
- (6) Public Safety Stations
- (7) Recreation Centers
- (8) Satellite Dish Antennas
- (9) Signs
- (10) Swimming Pools

8.4.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-1L District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Country Club
- (3) Golf Courses
- (4) Manufactured Building used for Non-Residential Purposes
- (5) Parking Lots on Separate Lots
- (6) Personal Care Homes (Ordinance of 10-15-96)
- (7) Recycling Drop Off Stations
- (8) Schools

8.4.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-1L District, subject to

approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and breakfast
- (2) Cemeteries and Mausoleums
- (3) Coliseums & Stadiums
- (4) Crematories
- (5) Day Care Homes, Large
- (6) Garage Apartment
- (7) Home Businesses
- (8) Public Utility Facilities
- (9) Resource Extraction
- (10) Trade Markets and Shows

8.4.5. Development Standards of General Applicability

All uses and structures in the R-1L District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 12,500 sq. ft.; 1 acre for churches, schools and country clubs.
- (2) Minimum Lot Width - 90 ft.
- (3) Minimum Front Yard - 40 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 12 ft.
- (5) Minimum Rear yard - 30 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 35%

PART 5. R-1M MEDIUM LOT RESIDENTIAL DISTRICT

8.5.1. Purpose and Intent

The R-1M Residential District is established as a district in which the principal use of land is for single-family dwellings. The regulations of this district are intended to discourage any use which, because of its character, would be detrimental to the residential character of this district. The regulations of this district also are designed to encourage the wise use of land and natural resources, with the aim of reducing sprawl and the costly provision of infrastructure to serve dispersed development.

8.5.2. Permitted Uses

The following uses may be established as permitted uses in the R-1M District in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Day Care Homes, Small
- (2) Detached Dwellings
- (3) Home Occupations
- (4) Manufactured building used for storage purposes
- (5) Parks
- (6) Public Safety Stations
- (7) Recreation Centers
- (8) Satellite Dish Antennas
- (9) Signs
- (10) Swimming Pools

8.5.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-1M District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Country Clubs
- (3) Golf Courses
- (4) Group Home
- (5) Manufactured Building used for Non-Residential Purposes
- (6) Parking Lots on Separate Lots
- (7) Personal Care Homes (Ordinance of 10-15-96)
- (8) Recycling Drop Off Stations
- (9) Schools

8.5.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-1M District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and breakfast
- (2) Cemeteries and Mausoleums
- (3) Coliseums & Stadiums
- (4) Crematories
- (5) Day Care Homes, Large
- (6) Duplexes
- (7) Garage Apartment
- (8) Home Businesses
- (9) Life Care Community
- (10) Public Utility Facilities
- (11) Resource Extraction
- (12) Trade Markets and Shows

8.5.5. Development Standards of General Applicability

All uses and structures in the R-1M District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 8,500 sq. ft.; 1 acre for churches, schools, country clubs, crematories, mausoleums and Life Care Communities.
- (2) Minimum Lot Width - 75 ft.; 90 ft. for a corner lot.
- (3) Minimum Front Yard - 30 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 8 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 35%

PART 6. R-1S SMALL LOT RESIDENTIAL DISTRICT

8.6.1. Purpose and Intent

The R-1S Small Lot Residential District is established as a district in which the principal use of land is for single family dwellings and related recreational, religious and educational facilities normally required to provide the basic elements for a balanced and attractive residential area. The residential areas are intended to be defined and protected from the encroachment of uses not performing a function appropriate to the residential environment. Internal stability, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and through consideration of the proper functional relationships of each element.

8.6.2. Permitted Uses

The following uses may be established as permitted uses in the R-1S District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Day Care Homes, Small
- (2) Detached Dwellings
- (3) Home Occupations

- (4) Manufactured building used for storage purposes
- (5) Parks
- (6) Public Safety Stations
- (7) Recreation Centers
- (8) Satellite Dish Antennas
- (9) Signs
- (10) Swimming Pools

8.6.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-1S District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Country Clubs
- (3) Golf Courses
- (4) Manufactured Building used for Non-Residential Purposes
- (5) Parking Lots on Separate Lots
- (6) Personal Care Homes (Ordinance of 10-15-96)
- (7) Recycling Drop Off Stations
- (8) Schools

8.6.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-1S District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Attached Dwellings up to 8 d.u./acre
- (2) Bed and breakfast
- (3) Coliseums & Stadiums
- (4) Day Care Homes, Large
- (5) Home Businesses
- (6) Life Care Community
- (7) Public Utility Facilities
- (8) Resource Extraction

8.6.5. Development Standards of General Applicability

All uses and structures in the R-1S District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 4,000 sq. ft.; 1 acre for churches, schools, country clubs, and Life Care Communities.
- (2) Minimum Lot Width - 40 ft.
- (3) Minimum Front Yard - 25 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is

to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.

- (4) Minimum Side Yards - 5 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 40%

8.6.6. Supplemental Development Standards

All R-1S developments shall be totally planned and designed. Planning and design work shall be performed by a competent land planner. Authority for enforcement of the plan shall be vested in the Developer, a Homeowners' Association and the City. Restrictive Covenants shall be imposed including, as a minimum, the following provisions:

- (1) Building design control.
- (2) Restrictions that accessory buildings be limited in size, such as 150 sq. ft., and that they be of the same design and construction as the house.
- (3) Restrictions on additions and alterations to the house.
- (4) Uniform fence standards.
- (5) Landscaping requirements.
- (6) Property maintenance requirements and authority to enforce these requirements and to assess the owner for the cost.

PART 7. R-2 TWO FAMILY RESIDENTIAL DISTRICT

8.7.1. Purpose and Intent

The R-2 Two Family Residential District is intended to accommodate duplexes and condominiums, not exceeding two units per building in areas where services and utilities are adequate. These districts may also serve to transition from commercial and multi-family areas to single-family areas.

8.7.2. Permitted Uses

The following uses may be established as permitted uses in the R-2 District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Churches
- (2) Day Care Homes, Small
- (3) Detached Dwellings
- (4) Duplex Dwellings
- (5) Home Occupations

- (6) Manufactured building used for storage purposes
- (7) Parks
- (8) Public Safety Stations
- (9) Recreation Centers
- (10) Satellite Dish Antennas
- (11) Signs
- (12) Swimming Pools

8.7.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-2 District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Country Clubs
- (2) Golf Courses
- (3) Group Home
- (4) Manufactured Building used for Non-Residential Purposes
- (5) Parking Lots on Separate Lots
- (6) Personal Care Homes (Ordinance of 11-05-96)
- (7) Recycling Drop Off Stations
- (8) Schools

8.7.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-2 District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and breakfast
- (2) Cemeteries and Mausoleums
- (3) Coliseums & Stadiums
- (4) Crematories
- (5) Day Care Centers
- (6) Day Care Homes, Large
- (7) Home Businesses
- (8) Life Care Communities
- (9) Public Utility Facilities
- (10) Resource Extraction

8.7.5. Development Standards of General Applicability

All uses and structures in the R-2 District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 4,000 sq. ft. per d.u.; 1 acre for churches, schools, country clubs, crematories, mausoleums and Life Care Communities.
- (2) Minimum Lot Width - 40 ft. per d.u.
- (3) Minimum Front Yard - 25 ft.

- (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 40%

8.7.6. Development Standards for Single-Family Dwellings in R-2 Districts

The construction of single-family dwellings in R-2 Districts shall comply to all development standards for the R-1S District as contained in Sections 8.6.5 and 8.6.6.

PART 8. R-3 MULTI-FAMILY RESIDENTIAL DISTRICT

8.8.1. Purpose and Intent

The R-3 Multi-Family Residential District is established as a district in which the principal use of land is for multi-family dwellings. The regulations for this district, however, are intended to discourage any other use which, because of its character would interfere with the basic multi-family residential nature of the areas included in this district. This district, and the multi-family developments allowed in it, should be located so as to not interfere with or damage environmentally sensitive lands and to insure that adequate open space and recreational facilities are located nearby, or within the district itself, to serve the needs of the persons who are or will be living in the district. Concentration of large amounts of R-3 zoned property in one area where services and utilities are not adequate shall not be allowed.

8.8.2. Permitted Uses

The following uses may be established as permitted uses in the R-3 District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Churches
- (2) Day Care Homes, Small
- (3) Detached Dwellings (add conditions)
- (4) Duplex Dwellings (add conditions)
- (5) Home Occupations

- (6) Manufactured building used for storage purposes
- (7) Multi-family Dwellings up to 12 d.u./acre
- (8) Parking Lots on Separate Lots
- (9) Parks
- (10) Public Safety Stations
- (11) Recreation Centers
- (12) Satellite Dish Antennas
- (13) Signs
- (14) Swimming Pools

8.8.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-3 District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Country Clubs
- (2) Day Care Centers
- (3) Day Care Homes, Large
- (4) Golf Courses
- (5) Group Homes
- (6) Life Care Communities
- (7) Manufactured Building used for Non-Residential Purposes
- (8) Nursing Homes
- (9) Personal Care Homes (Ordinance of 11-05-96)
- (10) Recycling Drop Off Stations
- (11) Schools

8.8.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-3 District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and breakfast
- (2) Cemeteries and Mausoleums
- (3) Coliseums & Stadiums
- (4) Crematories
- (5) Home Businesses
- (6) Manufactured Home Subdivisions (See Section 8.8.6)
- (7) Mobile Home Parks (See Section 8.8.7)
- (8) Multi-Family Dwellings over 12 d.u./acre
- (9) Public Utility Facilities
- (10) Resource Extraction

8.8.5. Development Standards of General Applicability.

All uses and structures in the R-3 District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 2,000 sq. ft. per d.u.; 1 acre for churches, schools, country clubs, Life Care Communities, nursing homes, cemeteries and mausoleums.
- (2) Minimum Lot Width - 20 ft. per d.u.
- (3) Minimum Front Yard - 25 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 50%

8.8.6. Development Standards for Manufactured Home Subdivisions

Manufactured Homes may only be placed in Manufactured Home Subdivisions approved in accordance with the terms of this Ordinance. Approvals required include Major Conditional Use approval, Site Plan approval and Subdivision approval. Development standards shall be as follows:

- (1) Minimum Subdivision size - 5 acres.
- (2) Minimum Lot Area - 10,000 sq. ft. per home.
- (3) Minimum Lot Width - 100 ft. per home.
- (4) Minimum Yards and Maximum Building Height and Lot Coverage - as per Section 8.8.5 above.
- (5) Building design shall conform to the standards of Section 13.1.2(4).
- (6) Landscaping of each manufactured home subdivision shall be in accordance with Chapter 13, Part 2.

8.8.7. Development Standards for Manufactured and Mobile Home Parks

Manufactured and mobile homes may only be placed in existing Manufactured and Mobile Home Parks and in new Manufactured or Mobile Home Parks approved in accordance with the terms of this Ordinance. Approvals required include Major Conditional Use approval and Site Plan approval. Development standards shall be as follows:

- (1) Minimum park size - 5 acres.
- (2) Minimum lot size - 4,400 square feet.
- (3) Minimum lot width - 44 feet.
- (4) Minimum front yard - 25 feet.

- (5) Minimum side yards - 15 feet, or, 5 feet if placed parallel to the street.
- (6) Minimum rear yard - 15 feet.
- (7) Building design shall conform to the standards of Section 13.1.2(5).
- (8) Landscaping along the perimeter of all new Manufactured and Mobile Home Parks shall be in accordance with Chapter 13, Part 2 of this Ordinance.

8.8.8. Development Standards for Duplex Dwelling Developments in R-3 Districts

The construction of duplexes within any R-3 District shall comply with all development standards for R-2 Districts as contained in Section 8.7.5.

8.8.9. Development Standards for Single Family Dwellings in R-3 Districts

The construction of single-family dwellings within any R-3 District shall comply with all development standards for R-1S Districts as contained in Sections 8.6.5 and 8.6.6.

PART 9. R-O RESIDENTIAL/OFFICE MIXED DISTRICT

8.9.1. Purpose and Intent

The purpose of this district is to provide for orderly conversion of older residential structures to limited office uses in older residential neighborhoods. It is the specific intent of this district that such conversions be compatible in design with surrounding residential properties, and that commercial establishments of a retail nature, which require constant short-term parking and generate substantial volumes of vehicular traffic be prohibited.

8.9.2. Permitted Uses

The following uses may be established as permitted uses in the R-O District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Day Care Homes, Small
- (2) Detached Dwellings
- (3) Home Occupations
- (4) Manufactured building used for storage purposes
- (5) Offices, Medical
- (6) Offices, Other than Medical
- (7) Personal Service Establishments
- (8) Parks
- (9) Public Safety Stations
- (10) Recreation Centers
- (11) Satellite Dish Antennas
- (12) Signs

(13) Swimming Pools

8.9.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the R-O District, subject to approval by the Director of the Planning and Development in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Churches
- (2) Crematories
- (3) Day Care Homes, Large
- (4) Financial Establishments
- (5) Funeral Homes
- (6) Home Businesses
- (7) Libraries
- (8) Manufactured Building used for Non-Residential Purposes
- (9) Museums
- (10) Parking Garages
- (11) Parking Lots on Separate Lots
- (12) Personal Care Homes (Ordinance of 11-05-96)
- (13) Recycling Drop Off Stations
- (14) Schools

8.9.4. Major Conditional Uses

The following uses may be established as major conditional uses in the R-O District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Bed and Breakfast
- (2) Day Care Centers
- (3) Coliseums & Stadiums
- (4) Guest House
- (5) Multi-Family Dwellings up to 12 d.u./acre
- (6) Public Utility Facilities
- (7) Resource Extraction
- (8) Restaurants
- (9) Retail Stores

8.9.5. Development Standards of General Applicability

All uses and structures in the R-O District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 8,500 sq. ft.; 1 acre for churches, schools and funeral homes.
- (2) Minimum Lot Width - 75 ft.
- (3) Minimum Front Yard - 30 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major

thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.

- (4) Minimum Side Yards - 8 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 35%

8.9.6. Supplemental Development Standards

- (1) No parking lots shall be allowed in the front yard.
- (2) No conditional use shall be granted for any retail use which is projected to generate more than 30 vehicular trips per day. For the purposes of this Ordinance, the latest edition of the Institute of Transportation Engineers manual entitled Trip Generation shall be utilized to determine the projected traffic volume.
- (3) Many of the houses within the R-O Districts are in substandard condition and to allow their conversion to a commercial use without building design improvements to mitigate the normal impact of commercial encroachments into residential areas would be adverse to the purpose and intent of this Part. Therefore, all conversions of houses to commercial use as well as any newly constructed commercial building in an R-O District must conform to all building design requirements of Chapter 13, Part 1 of this Ordinance.

PART 10. O OFFICE DISTRICT.

8.10.1. Purpose and Intent

The purpose of the Office District is to provide areas for professional and business offices and related activities which have similar development characteristics. The intent is to provide centralized, compatible locations for business offices. This district requires strict development controls since in most instances these districts will be located adjacent to residential districts.

8.10.2. Permitted Uses

The following uses may be established as permitted uses in the O District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Clinics
- (2) Day Care Homes, Small
- (3) Financial Establishments
- (4) Home Occupations
- (5) Offices, Medical

- (6) Offices, Other than Medical
- (7) Parking Garages
- (8) Parking Lots on Separate Lots
- (9) Parks
- (10) Personal Service Establishments
- (11) Post Offices
- (12) Public Safety Stations
- (13) Satellite Dish Antennas
- (14) Signs
- (15) Swimming Pools

8.10.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the O District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of the Ordinance:

- (1) Day Care Homes, Large
- (2) Recycling Drop Off Stations

8.10.4. Major Conditional Uses

The following uses may be established as major conditional uses in the O District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of the Ordinance:

- (1) Resource Extraction
- (2) Coliseums & Stadiums
- (3) Public Utility Facilities

8.10.5. Development Standards of General Applicability

All uses and structures in the O District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 5,000 sq. ft.
- (2) Minimum Lot Width - 50 ft.
- (3) Minimum Front Yard - 25 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 50 ft.
- (7) Maximum Lot Coverage - 50%

PART 11. C-1 LIGHT COMMERCIAL DISTRICT.

8.11.1. Purpose and Intent

The purpose of the C-1 Light Commercial District is to provide retail stores and personal services for the convenience of the people in adjacent residential neighborhoods. These districts are to be located at the intersection of major streets. Strict development controls are necessary to protect the surrounding residential areas.

8.11.2. Permitted Uses

The following uses may be established as permitted uses in the C-1 Light Commercial District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Clinics
- (2) Convenience Stores
- (3) Day Care Centers
- (4) Day Care Homes, Large
- (5) Day Care Homes, Small
- (6) Drug Stores
- (7) Financial Establishments
- (8) Home Occupations
- (9) Libraries
- (10) Manufactured building used for storage purposes
- (11) Offices, Medical
- (12) Offices, Other than Medical
- (13) Parking Lots on Separate Lots
- (14) Parks
- (15) Personal Care Homes (Ordinance of 11-05-96)
- (16) Personal Service Establishments
- (17) Post Offices
- (18) Public Safety Stations
- (19) Retail Stores up to 20,000 sq.ft.
- (20) Satellite Dish Antennas
- (21) Signs
- (22) Swimming Pools

8.11.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the C-1 Light Commercial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Carwashes
- (2) Caretaker Residence
- (3) Churches (Ordinance of 11-05-96)
- (4) Crematories
- (5) Funeral Homes
- (6) Group Homes
- (7) Home Businesses

- (8) Manufactured Building Used for Non-Residential Purposes
- (9) Recycling Drop Off Stations

8.11.4. Major Conditional Uses

The following uses may be established as major conditional uses in the C-1 Light Commercial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Clubs and Lodges (Civic and Fraternal)
- (2) Coliseums & Stadiums
- (3) Public Utility Facilities
- (4) Resource Extraction
- (5) Restaurants

8.11.5. Development Standards of General Applicability

All uses and structures in the C-1 Light Commercial District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 5,000 sq. ft.
- (2) Minimum Lot Width - 50 ft.
- (3) Minimum Front Yard - 30 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 35 ft.
- (7) Maximum Lot Coverage - 50%

PART 12. C-2 GENERAL COMMERCIAL DISTRICT.

8.12.1. Purpose and Intent

C-2 General Commercial Districts are generally intended to be located on major thoroughfares and provide goods and services to residents of the community. Because these commercial uses are subject to the public view, which is a matter of important concern to the whole community, they should provide an appropriate appearance, ample parking, controlled traffic movement, and suitable landscaping, and protect abutting residential areas

from the traffic and visual impacts associated with commercial activity.

8.12.2. Permitted Uses

The following uses may be established as permitted uses in the C-2 General Commercial District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Amusement Establishments
- (2) Animal Hospitals
- (3) Animal Shelter
- (4) Automobile Service Station and Repair
- (5) Building Materials and Supply Without Outside Storage
- (6) Business Service Establishments
- (7) Carwashes
- (8) Catalog Sales, Showroom and Display
- (9) Clinics
- (10) Clubs and Lodges (Civic and Fraternal)
- (11) Convenience Stores
- (12) Convention Centers
- (13) Day Care Centers
- (14) Day Care Homes, Large
- (15) Day Care Homes, Small
- (16) Drug Stores
- (17) Financial Establishments
- (18) Flea Market, Indoor
- (19) Golf Driving Range
- (20) Group Homes
- (21) Guest Houses
- (22) Home Occupations
- (23) Hospitals
- (24) Hotels and Motels
- (25) Laboratories, Medical and Dental
- (26) Libraries
- (27) Manufactured building used for storage purposes
- (28) Museums
- (29) Nightclubs, Bars
- (30) Offices, Medical
- (31) Offices, Other than Medical
- (32) Parking Garages
- (33) Parking Lots on Separate Lots
- (34) Parks
- (35) Personal Care Homes (Ordinance of 11-05-96)
- (36) Personal Service Establishments
- (37) Plant Nursery and Greenhouse
- (38) Post Offices
- (39) Printing Businesses up to 50,000 sq. ft. in size
- (40) Prosthesis and Medical Supplies
- (41) Public Safety Stations
- (42) Radio and TV Broadcast Studios
- (43) Recreation Centers
- (44) Rehabilitation Centers
- (45) Restaurants
- (46) Retail Stores
- (47) Satellite Dish Antennas

- (48) Schools
- (49) Shooting Range, Indoor
- (50) Signs
- (51) Swimming Pools
- (52) Trucks, Heavy Equipment, Farm Implements, Boats, Motorcycle and Mobile/Manufactured Home Sales and Service
- (53) Vehicle Sales and Rental

8.12.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the C-2 General Commercial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Armories
- (2) Building Materials and Supply with Outside Storage
- (3) Caretakers' Residences
- (4) Churches
- (5) Contractor Shops
- (6) Crematories
- (7) Detention Centers
- (8) Dog Kennels
- (9) Flea Markets, Outdoor
- (10) Funeral Homes
- (11) Home Businesses
- (12) Laboratories, Research
- (13) Life Care Communities
- (14) Lumberyard-no mill work
- (15) Manufactured Buildings Used for Non-Residential Purposes
- (16) Recycling Drop Off Stations
- (17) Small Engine Repair
- (18) Trade Schools
- (19) Transportation Facilities

8.12.4. Major Conditional Uses

The following uses may be established as major conditional uses in the C-2 General Business District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Coliseums & Stadiums
- (2) Flex Space Development; Flex Space Development may include any use allowable as a permitted or conditional use in the C-2 General Business District. In addition, up to 35% of the floor space may be occupied by any use permitted in C-3 Heavy Commercial or M-1 Medical districts, through minor conditional use.
- (3) Mini-warehouses
- (4) Multi-family Dwellings up to 12 d.u./acre
- (5) Multi-family Dwellings over 12 d.u./acre

- (6) Multi-family Residential complying with R-3 Development Standards
- (7) Nursing Homes
- (8) Public Utility Facilities
- (9) Resource Extraction
- (10) Telecommunication Towers
- (11) Trade Markets and Shows

8.12.5. Development Standards of General Applicability

All uses and structures in the C-2 General Commercial District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 10,000 sq. ft.
- (2) Minimum Lot Width - 75 ft.
- (3) Minimum Front Yard - 40 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 50 ft.
- (7) Maximum Lot Coverage - 40%

PART 13. C-3 HEAVY COMMERCIAL DISTRICT.

8.13.1. Purpose and Intent

The purpose of the C-3 Heavy Commercial District is to provide areas for intensive, high impact commercial and small-scale light industrial establishments which generate large volumes of heavy truck traffic. Consequently, these districts are located on arterial highways. Retail office and personal service establishments are incompatible, and, therefore, are not to be mixed in these heavy commercial and light industrial areas.

8.13.2. Permitted Uses

The following uses may be established as permitted uses in the C-3 Heavy Commercial District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Amusement Establishments
- (2) Animal Hospitals
- (3) Animal Shelter
- (4) Armories

- (5) Automobile Services Station and Repair
- (6) Building Materials and Supply
- (7) Carwashes
- (8) Contractor Shops
- (9) Convenience Stores
- (10) Convention Centers
- (11) Day Care Homes, Small
- (12) Financial Establishments
- (13) Flex Space Development; Flex Space Development may include any use allowable as a permitted use in the C-3 Heavy Commercial District. In addition, any use allowable as a major or minor conditional use allowable as a permitted use in C-2 General Business District, I-1 Light Industrial District, or M-1 Medical District may be allowable through minor conditional use review.
- (14) Furniture Sales and Showroom
- (15) Golf Driving Ranges
- (16) Group Homes
- (17) Home Occupations
- (18) Hospitals
- (19) Hotels and Motels
- (20) Laboratories, Medical and Dental
- (21) Laboratories, Research
- (22) Lumberyards-no mill work
- (23) Manufactured building used for storage purposes
- (24) Manufacturing, Light, up to 20,000 sq. ft.
- (25) Mini Warehouses
- (26) Moving Services
- (27) Nightclubs, Bars
- (28) Parking Garages
- (29) Parking Lots on Separate Lots
- (30) Parks
- (31) Personal Care Homes (Ordinance of 11-05-96)
- (32) Plant Nurseries and Greenhouses
- (33) Post Offices
- (34) Printing Establishment up to 50,000 sq. ft.
- (35) Public Safety Stations
- (36) Radio and TV Broadcasting Studios Centers
- (37) Recreation Centers
- (38) Rehabilitation Centers
- (39) Restaurants
- (40) Satellite Dish Antennas
- (41) Schools
- (42) Signs
- (43) Swimming Pools
- (44) Trade Markets and Shows
- (45) Trade Schools
- (46) Trucking Companies
- (47) Truck, Heavy Equipment, Farm Implement, Boat, Motorcycle and Mobile/Manufactured Home Sales and Service
- (48) Vehicle Sales and Service
- (49) Warehousing & Distribution up to 50,000 sq. ft. - non-hazardous materials

- (50) Wholesale and Jobbing up to 50,000 sq. ft. - non-hazardous materials
- (51) Woodworking and Cabinet Shops

8.13.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the C-3 Heavy Commercial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Business Service Establishments
- (2) Caretakers' Residences
- (3) Churches
- (4) Clubs and Lodges (Civic and Fraternal)
- (5) Crematories
- (6) Day Care Homes, Large
- (7) Detention Centers
- (8) Dog Kennels
- (9) Flea Markets, Outdoor
- (10) Funeral Homes
- (11) Home Businesses
- (12) Life Care Communities
- (13) Lumberyard with mill work
- (14) Machine Shops
- (15) Manufactured Building used for Non-Residential Purposes
- (16) Newspaper Publishing, Printing and Distribution
- (17) Personal Service Establishment (Ordinance of 7-7-98)
- (18) Railroad Stations and Yards
- (19) Recycling and Salvage Operations
- (20) Recycling Drop Off Stations
- (21) Small Engine Repair
- (22) Tire Recapping
- (23) Transportation Facilities

8.13.4. Major Conditional Uses

The following uses may be established as major conditional uses in the C-3 Heavy Business District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Airports
- (2) Asphalt and Concrete Plants
- (3) Brown Bag Establishments
- (4) Clinics
- (5) Coliseums & Stadiums
- (6) Crematories and Mausoleums
- (7) Day Care Centers
- (8) Manufacturing, Light, over 20,000 sq. ft.
- (9) Nursing Homes
- (10) Public Utility Facilities
- (11) Radio and TV Transmission Towers
- (12) Race Tracks
- (13) Resource Extraction
- (14) Telecommunication Towers

- (15) Warehousing and Distribution over 50,000 sq.ft.
- (16) Wholesale and Jobbing over 50,000 sq.ft.

8.13.5. Development Standards of General Applicability

All uses and structures in the C-3 Heavy Commercial District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 10,000 sq. ft.
- (2) Minimum Lot Width - 75 ft.
- (3) Minimum Front Yard - 50 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 15 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 50 ft.
- (7) Maximum Lot Coverage - 50%

PART 14. CBD CENTRAL BUSINESS DISTRICT.

8.14.1. Purpose and Intent

The regulations for the Central Business District are designed to permit a concentrated development of permitted facilities within the central portion of the city, while maintaining such development at a scale that is compatible with the present character of Downtown Tupelo.

8.14.2. Permitted Uses - As Per Downtown Overlay Zone (See Chapter 9 Part 1)

8.14.3. Minor Conditional Uses - As Per Downtown Overlay Zone (See Chapter 9 Part 1)

8.14.4. Major Conditional Uses - As Per Downtown Overlay Zone (See Chapter 9 Part 1)

8.14.5. Development Standards of General Applicability - As Per Downtown Overlay Zone (See Chapter 9 Part 1)

PART 15. M-1 MEDICAL DISTRICT.

8.15.1. Purpose and Intent

The objective of the M-1 Medical District is to provide a centralized location for major medical and related services, to protect medical related facilities in the area from adverse influences and to promote the establishment of complimentary facilities.

8.15.2. Permitted Uses

The following uses may be established as permitted uses in the M-1 Medical District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Clinics
- (2) Day Care Homes, Small
- (3) Drug Stores
- (4) Home Occupations
- (5) Hospitals
- (6) Laboratories, Medical and Dental
- (7) Manufactured buildings used for storage purposes
- (8) Nursing Homes
- (9) Offices, Medical
- (10) Parking Garages
- (11) Parking Lots on Separate Lots
- (12) Parks
- (13) Personal Care Home (Ordinance of 11-05-96)
- (14) Prosthesis and Medical Supplies
- (15) Public Safety Stations
- (16) Recreation Centers
- (17) Rehabilitation Centers
- (18) Satellite Dish Antennas
- (19) Signs
- (20) Swimming Pools

8.15.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the M-1 Medical District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Day Care Centers

- (2) Day Care Homes, Large
- (3) Group Homes
- (4) Home Businesses
- (5) Hotels and Motels
- (6) Laboratories, Research
- (7) Life Care Communities
- (8) Manufactured Building used for Non-Residential Purposes

8.15.4. Major Conditional Uses

The following uses may be established as major conditional uses in the M-1 Medical District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Coliseums & Stadiums
- (2) Offices, Other than Medical
- (3) Personal Service Establishments
- (4) Public Utility Facilities
- (5) Resource Extraction
- (6) Restaurants

8.15.5. Development Standards of General Applicability

All uses and structures in the M-1 Medical District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 5,000 sq. ft.
- (2) Minimum Lot Width - 50 ft.
- (3) Minimum Front Yard - 20 ft.
- (4) Minimum Side Yards - 10 ft.
- (5) Minimum Rear yard - 20 ft.
- (6) Maximum Building Height - 50 ft., however, buildings may be an additional 1 foot in height for each 1 foot the building is set back from the street greater than the required, up to a maximum of 75 feet.
- (7) Maximum Lot Coverage - 50%

PART 16. I-1 LIGHT INDUSTRIAL DISTRICT

8.16.1. Purpose and Intent

The I-1 Industrial District is established as a district in which the principal use of land is for industries which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential or business districts and for warehousing and wholesaling activities with limited contact with the general public. The regulations are designed to prohibit the use of land for heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district.

8.16.2. Permitted Uses

The following uses may be established as permitted uses in the I-1 Light Industrial District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Adult Entertainment
- (2) Aircraft Sales and Service
- (3) Airports
- (4) Animal Shelters
- (5) Contractor Shop
- (6) Day Care Homes, Small (Such are restricted to existing homes, as new homes are not permitted in this district.)
- (7) Farms
- (8) Flex Space Development; Flex Space Development may include any use allowable as a permitted use in the I-1 Light Industrial District. In addition, any use allowable as a permitted use in C-2 General Business District, C-3 Heavy Commercial District, or M-1 Medical District may be allowable in flex space developments through minor conditional use review.
- (9) Furniture Sales and Showroom
- (10) Home Occupations
- (11) Laboratories, Research
- (12) Manufactured buildings use for storage purposes
- (13) Manufacturing, Light
- (14) Mini Warehouses
- (15) Moving Services
- (16) Newspaper Publishing, Printing and Distribution
- (17) Parking Lots on Separate Lots
- (18) Public Safety Stations
- (19) Satellite Dish Antennas
- (20) Signs
- (21) Swimming Pools
- (22) Tire Recapping
- (23) Trade Markets and Shows
- (24) Trade Schools
- (25) Trucking Companies
- (26) Warehousing and Distribution
- (27) Wholesale and Jobbing
- (28) Woodworking and Cabinet Shops

8.16.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the I-1 Light Industrial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Asphalt and Concrete Plants
- (2) Business Service Establishments
- (3) Caretakers' Residences
- (4) Day Care Centers
- (5) Detention Centers

- (6) Home Businesses in Existing Homes
- (7) Laboratories, Medical and Dental
- (8) Lumberyard and Millwork
- (9) Machine Shops
- (10) Manufactured Building used for Non-Residential Purposes
- (11) Railroad Stations and Yards
- (12) Parks
- (13) Public Utility Facilities
- (14) Recycling and Salvage Operations
- (15) Recycling Drop Off Stations
- (16) Telecommunication Towers
- (17) Truck, Heavy Equipment, Farm Implement, Boats, Motorcycle and Mobile/Manufactured Home Sales and Service

8.16.4. Major Conditional Uses

The following uses may be established as major conditional uses in the I-1 Light Industrial District, subject to approval by the City Council in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Automobile Service Station and Repair
- (2) Convenience Stores
- (3) Detached Dwellings
- (4) Day Care Homes, Large
- (5) Public Utility Facilities
- (6) Resource Extraction

8.16.5. Development Standards of General Applicability

All uses and structures in the I-1 Light Industrial District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 10,000 sq. ft.
- (2) Minimum Lot Width - 100 ft.
- (3) Minimum Front Yard - 50 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 15 ft.
- (5) Minimum Rear yard - 30 ft.
- (6) Maximum Building Height - 50 ft., however, buildings may be an additional 1 foot in height for each 1 foot the building is set back from the street greater than the required, up to a maximum of 75 feet.
- (7) Maximum Lot Coverage - 75%

8.16.6. Supplemental Development Standards.

- (1) No adult arcade, adult book store, adult cabaret, adult motion picture theater, adult motel, adult video store, or any other adult entertainment establishment as defined in Chapter 2 shall be located within fifteen hundred (1,500) feet of any other such use, or located within fifteen hundred (1,500) feet of any residence or residentially zoned property, church, synagogue, regular place of worship, school, park, day care center, day care home, or playground;
- (2) For the purpose of this ordinance, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where an adult entertainment business is conducted, to the nearest property line of the premises of a church, synagogue, regular place of worship, school, or to the nearest boundary of an affected park, day care center, day care home, playground, residence, residential district, or residential lot;
- (3) For the purposes of Subsection (b) of this section, the distance between any two adult entertainment business uses shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located;
- (4) An adult entertainment business may not be operated in the same building, structure, or portion thereof, containing another adult entertainment business;
- (5) Notwithstanding, any language or definition used herein, this Part nor any other Part of this Ordinance does not permit any acts, display or distribution of materials which violate the obscenity statutes or any other laws of the State of Mississippi.

8.16.7. Prohibited Uses.

No nightclubs, bars, or brown bag establishments are permitted in the I-1 Light Industrial District.

PART 17. I-2 HEAVY INDUSTRIAL DISTRICT.

8.17.1. Purpose and Intent

The I-2 Industrial District is established as a district in which the principal use of land is for heavy industries that, by their nature, may create some nuisance and which are not properly associated with nor compatible with residential, commercial, and service establishments.

8.17.2. Permitted Uses

The following uses may be established as permitted uses in the I-2 Heavy Industrial District, in accordance with the procedures established in Chapter 5, Part 2 of this Ordinance:

- (1) Animal Shelters
- (2) Day Care Homes, Small (in existing dwellings)
- (3) Farms
- (4) Laboratories, Research
- (5) Lumberyard and Millwork
- (6) Machine Shops
- (7) Manufactured buildings used for storage purposes
- (8) Manufacturing, Heavy
- (9) Manufacturing, Light
- (10) Moving Services
- (11) Newspaper Publishing, Printing and Distribution
- (12) Parking Lots on Separate Lots
- (13) Public Safety Stations
- (14) Satellite Dish Antennas
- (15) Signs
- (16) Swimming Pools
- (17) Tire Recapping
- (18) Trade Market and Shows
- (19) Trade Schools
- (20) Trucking Companies
- (21) Warehousing and Distribution
- (22) Wholesale and Jobbing
- (23) Woodworking and Cabinet Shops

8.17.3. Minor Conditional Uses

The following uses may be established as minor conditional uses in the I-2 Heavy Industrial District, subject to approval by the Director of the Planning and Development Department in accordance with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Asphalt and Concrete Plants
- (2) Caretakers' Residences
- (3) Home Businesses in Existing Dwellings
- (4) Manufactured Building used for Non-Residential Purposes
- (5) Parks
- (6) Railroad Stations and Yards
- (7) Recycling and Salvage Operations
- (8) Recycling Drop-Off Stations
- (9) Telecommunication Towers
- (10) Truck, Heavy Equipment, Farm Implement, Boats, Motorcycle and Mobile/Manufactured Home Sales and Service

8.17.4. Major Conditional Uses

The following uses may be established as major conditional uses in the I-2 Heavy Industrial District, subject to approval by the City Council in accordance

with the procedures established in Chapter 5, Part 4 of this Ordinance:

- (1) Automobile Service Station and Repair
- (2) Class II Rubbish Site
- (3) Coliseums & Stadiums
- (4) Convenience Stores
- (5) Junk Yards
- (6) Public Utility Facilities
- (7) Resource Extraction

8.17.5. Development Standards of General Applicability

All uses and structures in the I-2 Heavy Industrial District shall meet the following development standards, except as otherwise provided by this Ordinance.

- (1) Minimum Lot Area - 25,000 sq. ft.
- (2) Minimum Lot Width - 150 ft.
- (3) Minimum Front Yard - 50 ft.
 - (a) The front yard requirement also applies to the yard between the building and the side street, in the case of a corner lot. This minimum front yard requirement is to be measured from the right-of-way line to the building at the closest point. For streets designated as major thoroughfares by the Tupelo Major Thoroughfare Program, the minimum front yard requirement shall be measured from the right-of-way specified by the Major Thoroughfare Program.
- (4) Minimum Side Yards - 25 ft.
- (5) Minimum Rear yard - 50 ft.
- (6) Maximum Building Height - 50 ft., however, buildings may be an additional 1 foot in height for each 1 foot the building is set back from the street greater than the required, up to a maximum of 75 feet.
- (7) Maximum Lot Coverage - 75%

